

18.08.090 PUBLIC FACILITIES

A. PURPOSE

The public facilities zone district is provided for land which is used or being reserved for a governmental purpose by the City of Manitou Springs, El Paso County, the State of Colorado, the Federal government or a public utility. Generally, the existing or proposed use is a unique governmental or utility service or a governmental function. The term, public facility, may be used to describe the existing or future use or the character of the ownership of the land. For the purpose of this section utility transmission, distribution or collection line rights-of-way or easements and drainage rights-of-way or easements are not required to be designated as public facilities.

B. PERMITTED USES IN THE PUBLIC FACILITIES ZONE

1. Public Schools
2. Public Libraries
3. Municipal Government Offices
4. Police Facilities
5. Fire Facilities
6. Public Services Facilities
7. Post Offices
8. County, State and Federal Government Offices
9. Public University Campus
10. Municipal Cemeteries
11. Municipal Parking Facilities
12. Public Utility Facilities

C. APPROVAL STANDARDS IN THE PUBLIC FACILITIES ZONE

1. Refer to Chapter 18.64 Development and Parking Standards Matrix.
2. Approval of the request requires a determination that a public need exists and the use and location are compatible with adjacent land uses. When necessary to make this determination, conditions regarding setbacks from adjacent uses or property lines, landscaping, screening, access, and the placement and size of signs and amount of parking may be approved with the establishment of the zone district. A development plan shall be approved before any building permits may be issued or before construction of any public facility or utility may begin.

18.10 DEVELOPMENT STANDARDS

The Table 2 in Chapter 18.64 lists the development standards for the residential, commercial, downtown, and special purpose districts. These standards include the minimum and maximum lot area, minimum lot width, maximum building height, minimum building setbacks, and maximum lot coverage. Other site development standards relating to items such as landscaping, parking, signs, fences, lighting, and preservation areas and exceptions relating to building height, lot area, lot width, and setbacks apply to development in the zones contained herein.

18.12 DESIGN OF STRUCTURES

This section is reserved for future requirements for miscellaneous site items such as accessory structures, garages, sheds, fences, retaining walls, roofs, reflectivity, etc.